

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

March 1, 2012

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri, Commissioners Beavers, Butler, Collins, Daley, Fritchey, Gainer, Garcia, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Tobolski (16)

Absent: Vice Chairman Murphy (1)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matters hereinafter mentioned, respectfully reports and recommends as follows:

SPECIAL USE/UNIQUE USE

315181 DOCKET #8780 - DELORES VANLANEN, Owner/Applicant, 3404 Meadow Lane, Glenview, Illinois 60025, Application (No. SU-11-16; Z11068). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to allow for the continued operation of group seminars (psychotherapists) in groups of 6 to 8 people, 4 to 5 times a year in Section 33 of Northfield Township. Property consists of approximately 0.33 of an acre located on the North side of Meadow Lane approximately 596.15 feet West of Greenwood Road in Northfield Township, County Board District #14. Intended use: For the continued operation of group seminars (psychotherapists) in groups of 6 to 8 people 4 to 5 times a year. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Steele, moved the Approval of Communication No. 315181. The motion carried.

VARIATIONS

316936 DOCKET #8794 - S. STASKIEWICZ, Owner/Applicant, Application (No. V-12-10): Variation to reduce right interior side yard setback from the minimum required 15 feet to 2 feet (existing); and reduce the rear yard setback from the minimum required 5 feet to 2.51 feet (existing) for two sheds in the R-4 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the West side of Paw Paw Avenue, approximately 458 feet South of Sherman Street in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Daley, moved the Approval of Communication No. 316936. The motion carried.

316937 DOCKET #8795 - NANCY GOESEL, Owner/Jorge Diaz (Del Mar Builders), Applicant, Application (No. V-12-11): Variation to reduce lot width from the minimum required 150 feet to 130.84 feet (existing); reduce the front yard setback minimum from required 40 feet to 39 feet (existing); and reduce the right interior side yard setback from minimum required 15 feet to 9.59 feet (existing) (amended) for a single family residence fire re-build in the R-4 Single Family Residence District. The subject property consists of approximately 1.21 acres, located on the Northwest corner of 173rd Street and Parkside Avenue in Bremen Township, County Board District #6. **Recommendation: That the application be granted as amended.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Daley, moved the Approval of Communication No. 316936. The motion carried.

316938 DOCKET #8796 - FRANCISCO LOPEZ, Owner/Andrew Venamore, Applicant, Application (No. V-12-12): Variation to reduce the front yard setback from the minimum required 25 feet @ 20% of the lot depth to 13.90 feet (existing); reduce the left interior side yard setback from the minimum required 10 feet to 4.5 feet (existing); reduce right interior side yard setback to 1.5 feet (existing); reduce the lot width from the minimum required 60 feet to 30 feet (existing) for an existing single family residence; and also reduce the rear yard setback from the minimum required 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the West side of Latrobe Avenue, approximately 68.80 feet North of 48th Street in Section 9 of Stickney Township, County Board District #11. **Recommendation: That the application be granted.**


Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Daley, moved the Approval of Communication No. 316936. The motion carried.

Commissioner Beavers moved to adjourn. Seconded by Commissioner Reyes, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building


Peter N. Silvestri, Chairman

Attest:


Matthew B. DeLeon, Secretary